

M06-15101

Klamath County, Oregon

07/27/2006 12:32:56 PM

Pages 2 Fee: \$26.00



After recording return to:
Scott S. Ricker
PO Box 66
Beatty, OR 97621

Until a change is requested all tax statements
shall be sent to the following address:

Scott S. Ricker
PO Box 66
Beatty, OR 97621

File No.: 7021-865098 (DMC)
Date: July 24, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Leon Pugh, Grantor, conveys and warrants to **Scott S. Ricker**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 18 AND 19 BLOCK 19 OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$8,000.00**. (Here comply with requirements of ORS 93.030)

26-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 24 day of July, 2006.

Leon Pugh

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of July, 2006
by **Leon Pugh**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009